

**Board of Zoning & Appeals**  
**MINUTES**  
**March 4, 2020**

**MEMBERS PRESENT:** Johnny Wilson, Sandra Quinn, Ede Graves, John Kester, James Dozier, & Brenda Bessinger

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Matthew Millwood & Debra Grant

- I. Call to Order**
- II. Public Input: None**
- III. Approval of Minutes for February 5, 2020;** Ms. Graves made a motion to approve the minutes as submitted; seconded by Ms. Quinn; the motion carried unanimously.
- IV. Variance Request:**

**V#20-03**      **Mr. Glenn Roberts**, property owner of 311 Orange Street, is seeking a variance to Article V (Accessory Structure) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that Mr. Roberts would like to construct a 2 car garage in the rear yard of his property. The requested variance is for 72 sq. ft., to allow him to construct a 24 x 28 garage. The floor plan will be duplicated from design of 201 King Street. The permit issued to 201 King Street in 2007 was for a 24 x 28 detached 2 car garage with exterior stairs, it is unclear how the Zoning Ordinance was interrupted in 2007 to allow the 672 sq. ft. accessory structure, but by today's zoning laws this would not be allowed without a variance. **Mr. Kester** stated that the Board viewed the dimensions on the County tax record and discovered that the building on 201 King Street is actually 24 x 24; the original floor plans for 201 King Street appears to have had the stairs internally, however with the stairs being on the exterior of the building, the garage itself would be 24 x 24 and would meet the zoning requirements. *(After much discussion and review, Mr. Roberts said he wanted his garage to look like the garage on 201 King Street, however he wanted the size to be 24 x 28).* **Mr. Kester** commended Mr. Roberts on the good work he has done on restoring the home. **Mr. Roberts** said his variance request is to allow him to be able to protect his vehicles and also give him storage. His lot is very deep (200') and the additional 72 sq. ft. on the garage would not be noticeable from the street. **Ms. Quinn** asked Mr. Roberts how critical would the additional 4 ft. be to his project. **Mr. Roberts** said it would allow him to have additional storage space as well as more car door room within the garage when parking his vehicles and/or trailers. *(There were 13 letters of support for the project from surrounding neighbors)* **Mr. Kester** said that this Board legally has to answer 4 questions to support the granting of a variance. **Ms. Graves** said any decision made should clearly state the reasons for granting the variance.

**Public Input:**

**Mr. Winfred Pieterse/Neighbor** said that he is in support of the construction of the garage, he understood the duties of the Board however this building will be on a larger lot, and that it would not be noticeable from the road.

**Mr. Jerry Miller/Resident of the District** said he is in support of the project.

**Motion: Ms. Bessinger made a motion to approve the 72 sq. ft. variance for the construction of the garage that will be 24 x 28; seconded by Mr. Wilson; the motion carried unanimously.**

**V. Adjournment:** With there be no further business the meeting was adjourned.

*Submitted By,*

*Debra Grant  
Board Secretary*